

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date: July 31, 2014 **Meeting No.:** 189

Project: EBDI – 1812 Ashland Ave **Phase:** Final

Location: Ashland Ave at Rutland – East Baltimore

PRESENTATION:

Mr. Bill Harris of Perkins and Will Architects reviewed the changes to the project since the last U.D.A.R.P. presentation. The notable changes can be summarized as follows:

- A two story expression has been established at the corner of Ashland and the linear park to create a stronger entry identity and appropriately scaled response to the context.
- The service area has been revised to accommodate trucks which will access the docks perpendicular to the curb and Rutland Avenue.
- The secondary pedestrian entry off of Rutland Avenue has been redesigned to provide a stronger identity and expression
- Exterior materials proposed include a stone or brick base, fiber cement and metal panels, as well as clear and fritted glass.

Ms. Betsy Boykin, landscape Architect with Core Studio; presented the landscape design for the project. Key components of the design include:

- Maple trees along Rutland Avenue
- Willow Oak trees along Ashland Avenue
- Red Cedar trees and ornamental grasses along the eastern edge of the building facing the linear park.
- Hardscape material will be campus standard.

COMMENTS OF THE PANEL:

In general, the Panel was pleased with the changes proposed by the Architect. The two story expression at the south-east corner, the revisions to the service area, and the adjustments to the secondary entry at Rutland Avenue were viewed as positive. However, there were a few concerns expressed by the Panel; summarized as follows:

1. **THE CORNER ENTRANCE:** continue to study the scaled relationship between the exterior stair and the narrow pedestrian path, just six feet wide; between the storefront and the column line. The Panel felt the elimination of the angled wall has “squeezed” the circulation path under the building overhang and leading to the main entry doors.
2. **SHARED SERVICE AREA:** continue to study the relationship of the one story service element to the larger multi-story main building so that the relationship and connection is more thoughtful and less jarring.
3. **MATERIAL SELECTION:** for final approval determine whether the base material is either brick or stone and present actual colors and textures proposed. The ribbed metal panel presented as “representative” of the Architect’s intent will need resolution for final approval.
4. **ROOFSCAPE:** the Panel felt their concerns about the roofscape, expressed during the June 12, 2014 meeting; have not been adequately addressed. Given the visibility of the building from adjacent taller buildings, the Panel felt the roof must play a greater role in the overall building design. The screening and location of mechanical units is critical.
5. **REQUIREMENTS OF FINAL REVIEW:** the Panel noted that both exterior lighting and graphic signage will need to be addressed for Final Review.

PANEL ACTION:

The Panel recommended continued development and a follow-up Final Review presentation.

Attending:

Betsy Boykin – Core Studio Design

Chris Lockery, William Harris – Perkins + Will

Curtis Adams, Scott Levitan, John Lecker – Forest City New East Baltimore Partnership

Adam Bedner – The Daily Record

Vanessa Francis – JHMI

Zemi Gebrekristose, Craig Wright – McKissack

Ms. Judith Meany, Messr. Burns* and Haresign - UDARP Panel

Director Tom Stosur, Anthony Cataldo, Christina Gaymon –Planning Department